

Design Adjustment Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name James River Equipment		
	Case Number SR-47-2018; R-140-17		
	Transaction Number 556111		
OWNER	Name James River Equipment		
	Address 1128 US-70		City Garner
	State NC	Zip Code 27529	Phone 919-772-2121
CONTACT	Name Charlie Townsend		Firm WithersRavenel
	Address 137 S. Wilmington Street Suite 200		City Raleigh
	State NC	Zip Code 27601	Phone 919-469-3340
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:		
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	- See page 2 for findings	
	<input type="checkbox"/> UDO Art. 8.4 New Streets	- See page 3 for findings	
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	- See page 4 for findings	
	<input checked="" type="checkbox"/> Raleigh Street Design Manual	- See page 5 for findings	
	Provide details about the request; (please attach a memorandum if additional space is needed):		
Please see attached memorandum.			

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:

Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA -
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Raleigh Street Design Manual

Administrative Design Adjustment Findings



**DEVELOPMENT
SERVICES
DEPARTMENT**

The Development Services Director may in accordance with *Sec. 10.2.18*, approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
- The development of this lot cannot meet Section 9.5.3 (Cross-access) of this Article. This lot is being proposed for heavy industrial use, which would not be conducive to cross-access between neighboring parcels. Cross-access would create a danger to vehicles passing through the lot due to the industrial nature of the site. Industrial traffic should not intermingle with pedestrian traffic when at all feasible and access to the site will be restricted and fenced. Furthermore, bicycle and pedestrian connections will not be provided due to safety reasons.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
- The subject plan proposes the development of an industrial site on this property. All surrounding properties are undeveloped. There are no proposed streets on the Comprehensive Plan Street Map located on or near this property. The City's Future Land Use Map calls for this parcel to be General Industrial and the current zoning designation is IH-CU. The proposed industrial use for the site meets the current zoning and land use designation. IH zoning encourages large lot industrial development.
- C. The requested design adjustment does not increase congestion or compromise safety;
- The subject property provides two access points and appropriate on-site circulation to allow for truck queuing on site. A center turn lane currently exists on Auburn Church Road to allow for left turns to exit the flow of traffic on Auburn Church Road before turning into the site.
- D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
- No new roads are being proposed within or accessing the subject property. There will be no additional maintenance responsibilities for the City.
- E. The requested design adjustment has been designed and certified by a Professional Engineer.
- Yes.

Individual Acknowledgement



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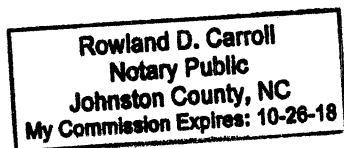
STATE OF NORTH CAROLINA
COUNTY OF WAKE

INDIVIDUAL

I, Rowland D. Carroll, a Notary Public do hereby certify that
Brian Dillenback personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.

This the 27 day of August, 2018.

(SEAL)



Notary Public Rowland D. Carroll

My Commission Expires: 10-26-18

SR-47-18

TRANSACTION NO: 556111

ADMINISTRATIVE SITE REVIEW PLANS FOR
JAMES RIVER EQUIPMENT

4161 Auburn Church Road, Raleigh, NC 27529

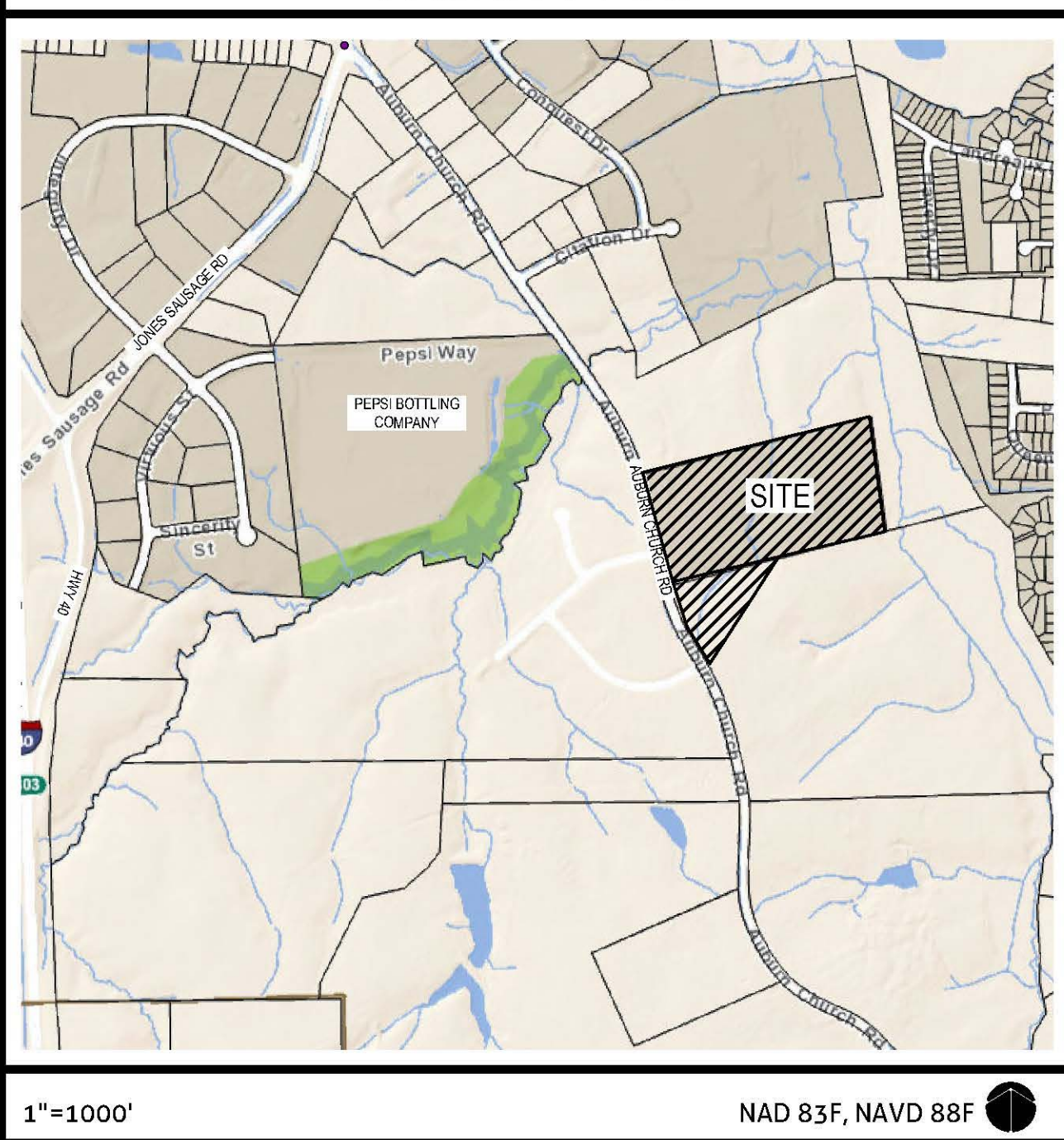
1st Submittal Date: May 15, 2018

2nd Submittal Date: June 29, 2018

3rd Submittal Date: August 7, 2018

4th Submittal Date: August 21, 2018

VICINITY MAP



REFERENCE NOTE:

PROJECTS REFERENCED INCLUDE:

- SKETCH PLAN TA # 510723

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NC DOT STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAVEL LANE(S), PARKING SPACE, OR SIDEWALK FROM RIGHT-OF-WAY SERVICES AT LEAST 48 HOURS IN ADVANCE.
- IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT AND PUBLIC UTILITIES DEPARTMENT PRIOR TO ISSUANCE OF PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.
- FIELD ADJUSTMENTS TO THIS PLAN MAY BE REQUIRED BY CITY OF RALEIGH INSPECTOR AS NEEDED DURING CONSTRUCTION.
- ALL SURVEY INFORMATION PROVIDED TO WITHERSRAVENEL, RALEIGH, NORTH CAROLINA OFFICE BY WITHERSRAVENEL IN CARY, NORTH CAROLINA IN DIGITAL FORMAT IN JUNE, 2016, AND SUPPLEMENTAL INFORMATION WAS OBTAINED FROM WAKE COUNTY GIS IN JUNE, 2016.
- ALL PROPOSED CURB AND GUTTER WITHIN PUBLIC RIGHT OF WAY SHOWN ON PLANS TO BE 30" CITY OF RALEIGH STANDARD CONCRETE CURB AND GUTTER, AND ALL OTHER PROPOSED CURB AND GUTTER TO BE 24" CONCRETE CURB AND GUTTER UNLESS OTHERWISE STATED ON PLANS.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS OTHERWISE STATED ON PLANS.
- WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
- UNLESS NOTED, ACCESS ROUTE FOR EMERGENCY VEHICLES SHALL PROVIDE AN INSIDE TURNING RADIUS OF 28' MINIMUM.
- TRASH AND CARDBOARD DUMPSTER(S) ENCLOSURE SHALL COMPATIBLE WITH MATERIAL AND/OR COLOR OF THE PRINCIPAL BUILDING.
- ALL WAREHOUSE UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
- CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NC ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
- HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
- PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
- THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR RESIDENTIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCRACH ON THIS MINIMUM CORNER CLEARANCE.
- WC ACCESS RAMP(S) WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PDOWAG STANDARDS AND ADAAG SPECIFICATIONS.
- ALL RAMP(S) AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
- ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICES, HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
- ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PDOWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919-996-2499 TO SET UP THE MEETING.
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO TRAFFIC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
- ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 3 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV.
- COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHT-OF-WAY SERVICES@RALEIGHNC.GOV.
- PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.

SOLID WASTE INSPECTION STATEMENT

- SOLID WASTE SERVICES ARE TO BE PROVIDED BY A PRIVATE CONTRACTOR.
- THE DEVELOPER WILL COMPLY WITH ALL REQUIREMENTS SET FORTH IN THE SOLID WASTE MANUAL.
- THIS PROJECT HAS DUMPSTERS FOR SOLID WASTE AND SINGLE-STREAM RECYCLING.

FIRE DEPARTMENT NOTES

- THE APPARATUS ROAD SURFACE IS REQUIRED TO BE WITHIN 200 FEET (NFA 13R) OR 250 FEET (NFA13) TO ALL PORTIONS OF THE EXTERIOR WALL OF THE FIRST FLOOR OF THE BUILDING (NCFC 503.1.1).
- FIRE HYDRANTS SHALL BE LOCATED AT 400' MAXIMUM SPACING AS MEASURED ALONG THE PATH OF APPARATUS ACCESS ROAD (NCFC 507.5.1).
- ALL NEW FIRE HYDRANTS SHALL BE EQUIPPED WITH NST THREADS AND WITH A 1 INCH STORZ CONNECTION.
- FIRE FLOW ANALYSIS MUST BE PROVIDED AT TIME OF BUILDING PERMITS PER THE 2012 NCFC, SECTION 507.3.

APPLICATION

Administrative Site Review Application
(for UDO Districts only)DEVELOPMENT
SERVICES
DEPARTMENTDevelopment Services Customer Service Center | 1 Exchange Place, Suite 600 | Raleigh, NC 27601 | 919-996-2491 | fax 919-996-1831
Lithford Satellite Office | 4201 - 139 Lithford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY	
<input type="checkbox"/> Detached	<input type="checkbox"/> General	Assigned Plan Number	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Plan Number	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Plan Number	
<input type="checkbox"/> Townhouse			

Has your project previously been through the **Dev** **Diligence** or **Sketch Plan Review** process? If yes, provide the transaction # 510723

GENERAL INFORMATION

Development Name: James River Equipment

Zoning District: IH-CU Overlay District (if applicable): _____ In-use City Limits? ☐ Yes ☐ No

Proposed Use: Warehouse & Distribution

Property Address(es): 4161 Auburn Church Road Major Street Location: Auburn Church Road

(Wake County Property Identification Number(s)) for each parcel to which these guidelines will apply:

P.L.N. 1721-78-8104 P.L.N. _____ P.L.N. _____ P.L.N. _____

PERMITTED USES

☐ Apartment ☐ Elderly Facilities ☐ Hotels/Motels ☐ Office

☐ Mixed Residential ☐ Land ☐ Shopping Center ☐ Retail ☐ Industrial Building

☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Care ☐ Carport Court

☐ Other: if other, please describe: WAREHOUSE & DISTRIBUTION

WORK SCOPE

Per City Code Section 10.2.8.3.1, summarize the project work scope. For additions, changes of use, or encroachment (per Chapter 4 of the UDO), indicate impacts on parking requirements.

Grading, stormwater, and utility infrastructure construction for a construction equipment warehouse & distribution building, and repair shop.

DESIGN ADJUSTMENT OR ADMIN. ALTERNATE

Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative Act

CLIENT/DEVELOPER/OWNER

Company: James River Equipment Name (X) Brian Dillenback

Address: 1128 US HWY 70 West, Garner, NC 27529

Phone: 919-772-2121 Email: b.dillenback@jamesriverequipment.com Fax: _____

CONSULTANT

Company: WithersRavenel Name (X) Charlie Townsend

Address: 137 S Wilmington St, Suite 200, Raleigh, NC 27601

Phone: 919-535-5141 Email: charlie.townsend@withersravenel.com Fax: _____

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	
Zoning District(s) IH-CU	Proposed building use(s) Warehouse & Distribution/Shop/Service
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross N/A
Overlay District N/A	Proposed Building(s) sq. ft. gross 60,138
Total Site Acres: _____	Total sq. ft. gross (existing & proposed) 60,138
Off street parking: Required 80	Proposed height of building 38' Main/28' Storage
COA (Certificate of Appropriateness) case # N/A	# of stories 2
BOA (Board of Adjustment) case # A-N/A	Ceiling height of 1st Floor 10' 6"
CUD (Conditional Use District) case # Z: N/A	
Stormwater Information	
Existing Impervious Surface: 0 / 0 acres/square foot	Flood Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface: 14.42/628,662 acres/square foot	If yes, please provide: Alluvial Soil Afa, Me, Wo Flood Study 5/2/2006
Norfolk River Buffer: <input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input type="checkbox"/> No
FEMA Map Panel# 372017100J / # 1721	
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-4 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.	
I hereby designate: <u>Charlie Townsend</u> General Manager Date: <u>6/29/2018</u>	
Signed: <u>Brian Dillenback</u> Printed Name: _____ Date: _____	
Signed: _____ Printed Name: _____	

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPER/OWNER

JAMES RIVER EQUIPMENT

1128 HWY 70 WEST

GARNER, NC 27529

PHONE: (919) 772-2121

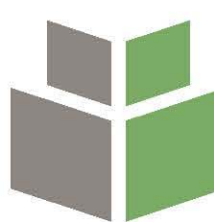
FAX: (919) 610-9857

EMAIL: BDILLENBACK@JAMESRIVEREQUIPMENT.COM

CONSULTANTS

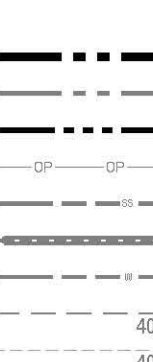
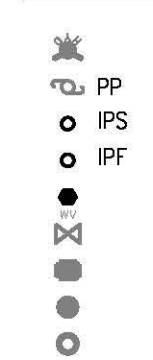
SURVEYOR
WITHERSRAVENEL
115 MacKenan Drive
Cary, NC 27511
PHONE: 919-469-3340
EMAIL: MTIMBLIN@WITHERSRAVENEL.COMFORESTRY
FORESTRY SERVICES, INC.
108 TULLIALLAN LANE
CARY, NC 27511
PHONE: 919-467-7011
EMAIL: MIKEPERRY@NCFORRESTER.COM

PREPARED BY

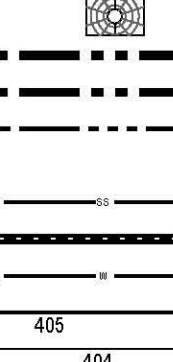
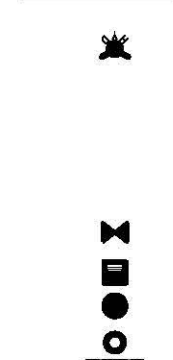
WithersRavenel
Engineers | Planners137 S. Wilmington Street | Suite 200 | Raleigh, NC 27601 | t: 919.469.3340 | license #: C-0832
www.withersravenel.comLANDSCAPE ARCHITECT: BRIAN RICHARDS, PLA
RICHARDS@WITHERSRAVENEL.COMCIVIL ENGINEER : LOFTEE SMITH, PE
LSMITH@WITHERSRAVENEL.COM

LEGEND

EXISTING



PROPOSED



Sheet Index

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS PLAN
C2.0	OVERALL SITE PLAN
C2.1	SITE PLAN ENLARGEMENT
C3.0	OVERALL GRADING & STORM DRAINAGE PLAN
C5.0	OVERALL UTILITY PLAN
C6.0	SCM #1 PLAN AND DETAILS
C6.1	SCM #2 PLAN AND DETAILS
C6.2	STORMWATER CONTROL MEASURE DETAILS
C7.0	SITE DETAILS
L1.0	LANDSCAPE PLAN
L1.1	TREE CONSERVATION PLAN
L1.2	LANDSCAPE DETAILS
A2.1	MAIN BUILDING ELEVATIONS
A2.2	PARTS STORAGE BUILDING ELEVATIONS

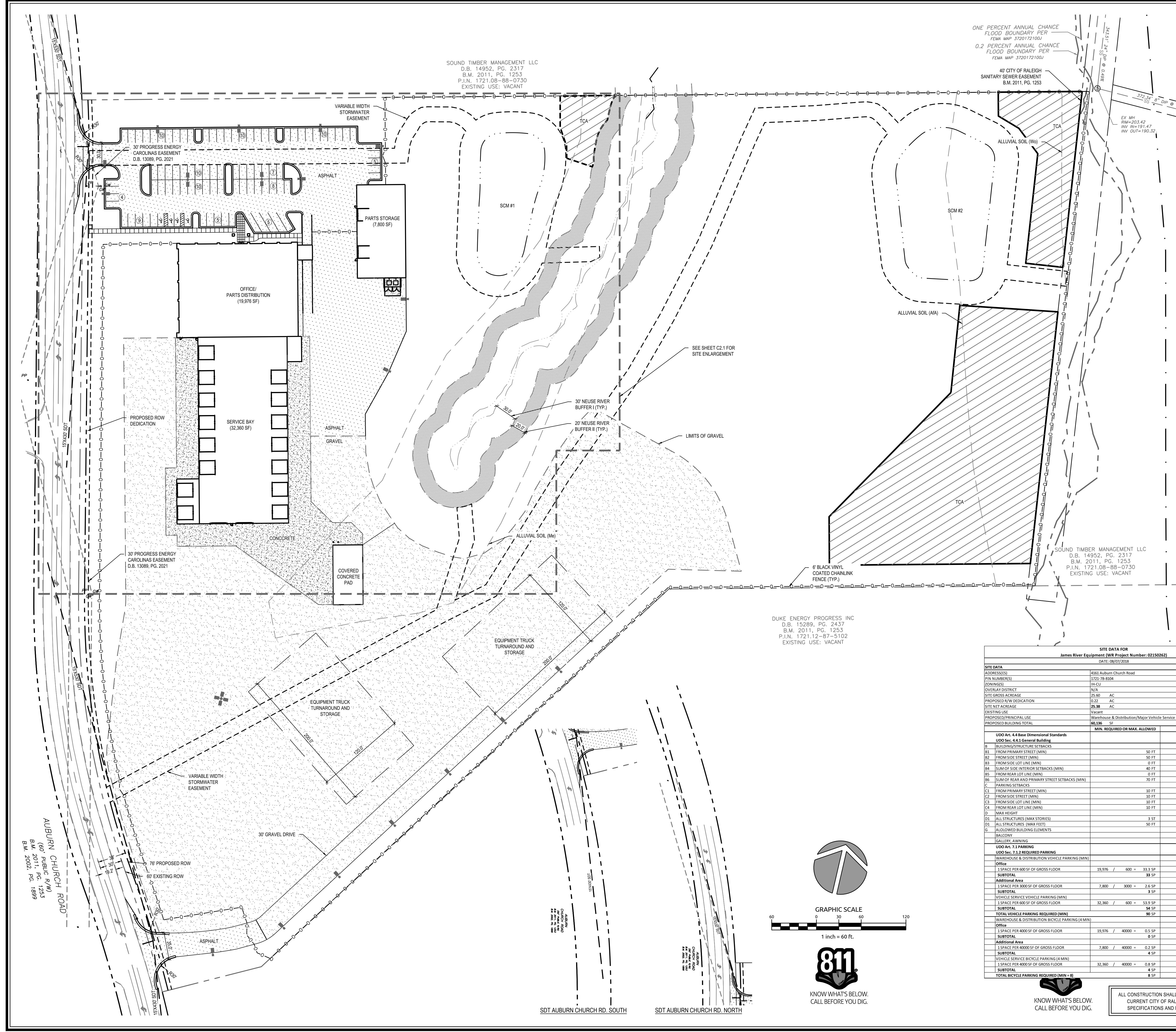
SITE DATA FOR James River Equipment (VWR Project Number: 02150262) DATE: 08/27/2018		
SITE DATA		
ADDRESS(ES)	4161 Auburn Church Road	
PIN NUMBER(S)	1721-78-8104	
ZONE	HC-CU	
OVERLAY DISTRICT	N/A	
SITE GROSS ACRES	25.60	AC
PROPOSED RAW DEDICATION	12.22	AC
SITE NET ACRES	25.38	AC
EXISTING USE	Vacant	
PROPOSED PRINCIPAL USE	Warehouse & Distribution/Minor Vehicle Service	
PROPOSED TOTAL USE (TOTAL)	60.138	SF
MIN. REQUIRED OR MAX. ALLOWED		
PROVIDED		
UDO Art. 4.4 Base Dimensional Standards		
UDO Sec. 4.4.1 General Building		
B. BUILDING/STRUCTURE SETBACKS		
B1. FROM PRIMARY STREET (MIN)	50 FT	N/A FT
B2. FROM SIDE STREET (MIN)	20 FT	50 FT
B3. FROM SIDE LOT LINE (MIN)	0 FT	100 FT
B4. FROM SIDE INTERIOR SETBACKS (MIN)	40 FT	60 FT
B5. FROM REAR LOT LINE (MIN)	0 FT	900 FT
B6. SUM OF REAR AND PRIMARY STREET SETBACKS (MIN)	70 FT	950 FT
C. PARKING SETBACKS		
C1. FROM PRIMARY STREET (MIN)	10 FT	N/A FT
C2. FROM SIDE STREET (MIN)	10 FT	18 FT
C3. FROM SIDE LOT LINE (MIN)	10 FT	18 FT
C4. FROM REAR LOT LINE (MIN)	10 FT	900 FT
D. MAX HEIGHT		
D1. ALL STRUCTURES (MAX STORIES)	3 ST	2 ST
D2. ALL STRUCTURES (MAX FEET)	50 FT	38' 0" FT
E. ALLOWED BUILDING ELEMENTS		
E1. GALLERY AWNINGS		
UDO Art. 7.1 PARKING		
UDO Sec. 7.1.2 REQUIRED PARKING		
WAREHOUSE & DISTRIBUTION VEHICLE PARKING (MIN)		
Office		
1 SPACE PER 600 SF OF GROSS FLOOR	19,976 /	600 = 33.3 SP
SUBTOTAL		33.3 SP
Additional Area		
1 SPACE PER 3000 SF OF GROSS FLOOR	7,800 /	3000 = 2.6 SP
SUBTOTAL		3.3 SP
VEHICLE SERVICE VEHICLE PARKING (MIN)		
1 SPACE PER 600 SF OF GROSS FLOOR	32,360 /	600 = 53.9 SP
SUBTOTAL		53.9 SP
TOTAL VEHICLE PARKING REQUIRED (MIN)		89.5 SP
WAREHOUSE & DISTRIBUTION BICYCLE PARKING (MIN)		
1 SPACE PER 4000 SF OF GROSS FLOOR	19,976 /	4000 = 5.0 SP
SUBTOTAL		5.0 SP
Additional Area		
1 SPACE PER 4000 SF OF GROSS FLOOR	7,800 /	4000 = 0.2 SP
SUBTOTAL		0.2 SP
VEHICLE SERVICE BICYCLE PARKING (MIN)		
1 SPACE PER 4000 SF OF GROSS FLOOR	32,360 /	4000 = 8.1 SP
SUBTOTAL		8.1 SP
TOTAL BICYCLE PARKING REQUIRED (MIN = 8)		8.3 SP

ZONING CONDITIONS:

2-3-89 AUBURN CHURCH ROAD, EAST AND WEST SIDES, BETWEEN JONES SAUSAGE ROAD AND EAGLE CREST GOLF COURSE, BEING PARCEL 14, TAX MAP 659, REZONED TO INDUSTRIAL-1 CONDITIONAL USE DISTRICT.

CONDITIONS:

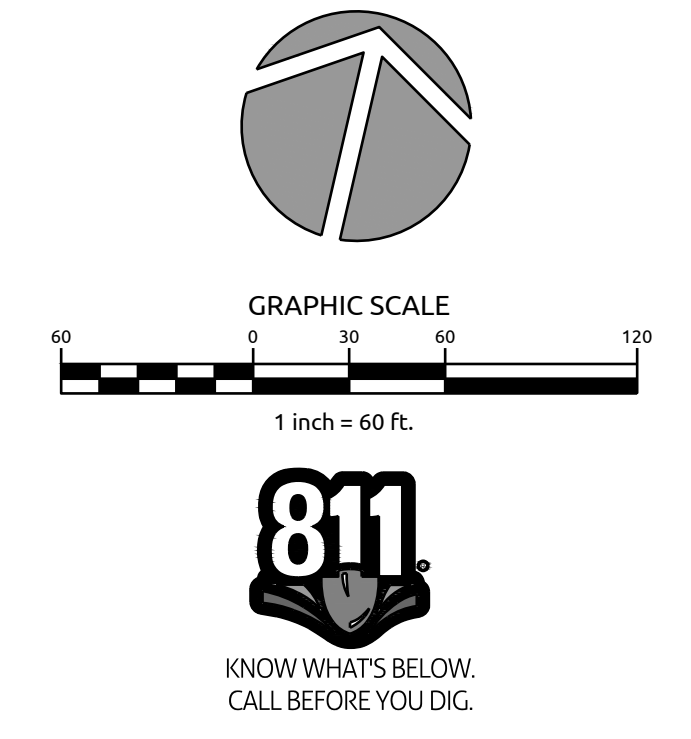
- APPLICATION WILL NOT BE MADE TO THE BOARD OF ADJUSTMENT PURSUANT TO SECTION 10-2046(B)(1) FOR A STORAGE YARD FOR UNLICENSED, UNINSPECTED, WRECKED, DISMANTLED OR PARTIALLY DISMANTLED AUTOMOTIVE VEHICLES.
- THE REIMBURSEMENT VALUE OF ANY ADDITIONAL RIGHT-OF-WAY ALONG AUBURN CHURCH ROAD SHALL REMAIN AT VALUES IN EXISTENCE PRIOR TO REZONING (RESIDENTIAL-4).
- BILLBOARDS SHALL NOT BE ERRECTED ON ANY PORTION OF THE PROPERTY.
- NO MORE THAN 10% OF THE GROSS LAND AREA OF THE SUBJECT PROPERTY (22.5 ACRES) SHALL BE DEVOTED TO ANY COMBINATION OF RETAIL USES, HOTEL, OR MOTEL USES.
- ANY DEVELOPMENT OF THE PROPERTY WILL COMPLY WITH THE PROVISIONS OF CERTIFIED RECOMMENDATION 7107 OF THE CITY OF RALEIGH PLANNING COMMISSION.
- IN THE EVENT OF THE CONDEMNATION OF AN AREA FOR GREENWAY ALONG BIG BRANCH CREEK THE AREA CONDEMNED SHALL REMAIN AT VALUES IN EXISTENCE PRIOR TO REZONING (RESIDENTIAL-4).



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 - ALL HVAC UNITS SHALL BE SCREENED FROM VIEW OF THE PUBLIC RIGHT OF WAY.
 - CONTRACTOR TO FIELD LOCATE AND VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT NO ONE AT 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.
 - HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY DIRECTION(S) AS PER ADA STANDARDS.
 - PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.
 - ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE. NO RETAINING WALLS ARE PERMITTED IN THE RIGHT-OF-WAY UNLESS APPROVED BY ENCROACHMENT.
 - THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 50 FEET FROM THE POINT OF TANGENCY OF THE CURB FOR MIXED-USE/COMMERCIAL DRIVEWAY. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE.
 - WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CITY OF RALEIGH PUBLIC WORKS DEPARTMENT STANDARDS, PROWAG STANDARDS AND ADAAG SPECIFICATIONS.
 - ALL RAMPS AND HANDRAILS SHALL BE CONFORM TO ANSI STANDARDS.
 - ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS, ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY EVERGREEN SHRUBS, FENCE, OR WALL.
 - ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES AND ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - IF UNFORESEEN CONDITIONS DEVELOP DURING CONSTRUCTION, REFER TO "CITY OF RALEIGH STREET DESIGN MANUAL" AND CONTACT PUBLIC WORKS DEPARTMENT FOR FURTHER GUIDANCE.
 - PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF RALEIGH PUBLIC WORKS DEPARTMENT / TRANSPORTATION FIELD SERVICES STAFF TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT ENGINEERING INSPECTIONS AT 919.996.2400 TO SET UP THE MEETING.
 - THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH MINIMAL IMPACT TO TRAFFIC.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL AND SHALL ADHERE TO THE PROVISIONS OF THE MUTCD MOST CURRENT EDITION.
 - ANY TEMPORARY STREET CLOSURE MUST BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. SEE "RIGHT-OF-WAY CLOSURES" ON WWW.RALEIGHNC.GOV. COMPLETE AND SEND THE RIGHT-OF-WAY OBSTRUCTION PERMIT TO RIGHTOFFWAYSERVICES@RALEIGHNC.GOV.
 - PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
- NOTE: BICYCLE PARKING WILL BE PROVIDING INSIDE THE BUILDING**
- NCDOT NOTES:**
- AT TIME OF CONSTRUCTION FOR PUBLIC ROW IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT, THE CONTRACTOR FOR THE OWNER SHALL COORDINATE WORK WITH CITY OF RALEIGH AND NCDOT.
 - ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM WITH NCDOT STANDARD SPECIFICATIONS AND DETAILS.

SITE DATA FOR James River Equipment (WR Project Number: 02150262) DATE: 08/07/2018			
SITE DATA			
ADDRESS(ES)	4161 Auburn Church Road		
PARCELS	1721-78-8104		
CONVEXES	N/A		
OVERLAY DISTRICT	N/A		
SITE GROSS ACREAGE	25.80	AC	
PROPOSED P/W DEDICATION	0.12	AC	
SITE NET ACREAGE	25.38	AC	
EXISTING USE	Vacant		
PROPOSED/PRINCIPAL USE	Warehouse & Distribution/Major Vehicle Service		
PROPOSED BUILDING TOTAL	60,136	SF	
UDO Art. 4.4 Base Dimensional Standards			
UDO Sec. 4.4.2 General Building			
	MIN. REQUIRED OR MAX. ALLOWED	PROVIDED	
B BUILDING/STRUCTURE SETBACKS			
B1 FROM PRIMARY STREET (MIN)	50 FT		N/A FT
B2 FROM SIDE STREET (MIN)	50 FT		50 FT
B3 FROM SIDE LOT LINE (MIN)	0 FT		300 FT
B4 SUM OF SIDE INTERIOR SETBACKS (MIN)	40 FT		400 FT
B5 FROM REAR LOT LINE (MIN)	0 FT		900 FT
B6 SUM OF REAR AND PRIMARY STREET SETBACKS (MIN)	70 FT		950 FT
C PARKING SETBACKS			
C1 FROM PRIMARY STREET (MIN)	30 FT		N/A FT
C2 FROM SIDE STREET (MIN)	10 FT		18 FT
C3 FROM SIDE LOT LINE (MIN)	10 FT		18 FT
C4 FROM REAR LOT LINE (MIN)	30 FT		940 FT
D MAX HEIGHT			
D1 ALL STRUCTURES (MAX STOREYS)	3 ST		2 ST
D2 ALL STRUCTURES (MAX FEET)	50 FT		38'-4" FT
G ALLOWED BUILDING ELEMENTS			
BALCONY			
GALLERY, AWNING			
UDO Art. 7.1 PARKING			
UDO Sec. 7.1.2 REQUIRED PARKING			
WAREHOUSE & DISTRIBUTION VEHICLE PARKING (MIN)			
Office			
1 SPACE PER 600 SF OF GROSS FLOOR	19.97% / 600 =	33.3 SP	
SUBTOTAL		33 SP	
Additional Area			
1 SPACE PER 3000 SF OF GROSS FLOOR	7.800 / 3000 =	2.6 SP	
SUBTOTAL		3 SP	
VEHICLE SERVICE VEHICLE PARKING (MIN)			
1 SPACE PER 600 SF OF GROSS FLOOR	32.360 / 600 =	53.9 SP	
SUBTOTAL		54 SP	
TOTAL VEHICLE PARKING REQUIRED (MIN)		90 SP	93 SP
WAREHOUSE & DISTRIBUTION BICYCLE PARKING (4 MIN)			
Office			
1 SPACE PER 4000 SF OF GROSS FLOOR	19.97% / 4000 =	0.5 SP	
SUBTOTAL		0 SP	
Additional Area			
1 SPACE PER 4000 SF OF GROSS FLOOR	7.800 / 4000 =	0.2 SP	
SUBTOTAL		4 SP	
VEHICLE SERVICE BICYCLE PARKING (4 MIN)			
1 SPACE PER 4000 SF OF GROSS FLOOR	32.360 / 4000 =	0.8 SP	
SUBTOTAL		8 SP	8 SP
TOTAL BICYCLE PARKING REQUIRED (MIN = 8)			

- HATCH LEGEND**
- TCA
 - NEUSE RIVER BUFFER TYPE II
 - ASPHALT
 - CONCRETE
 - GRAVEL



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT, IF APPLICABLE

WithersRavenel

Engineers | Planners

Administrative Site Review for
JAMES RIVER EQUIPMENT

4161 Auburn Church Road, Garner, NC 27529

OVERALL SITE PLAN

Job No. 02150262
Date 05/15/18

Drawn By CDT
Designer CDT

PRELIMINARY

NOT APPROVED FOR CONSTRUCTION

OFFICE: GLENN SMITH

Revisions

1	PER COR COMMENTS	06/29/18
2	PER COR COMMENTS	08/07/18
3	PER COR COMMENTS	08/21/18

Sheet No.
C2.0